

**WHAT IS CLAIMED IS:**

1. A system for preparing documents, comprising:

a first database, wherein said first database stores data provided by a first user;

5 at least one additional database, wherein said at least one additional database stores data provided by at least one additional user;

10 a comparison engine, located on a network server, and coupled to said first and said at least one additional database by a network connection, wherein said comparison engine compares data provided by said first user and said at least one additional user and identifies discrepancies between said data;

a forms library containing document templates;

15 a documentation preparation engine operable to receive additional information required to prepare the documents, wherein a compliance engine determines if reconciled data and said additional information are consistent with procedures for processing said data, and wherein noncompliant reconciled data or  
20 additional information is further reconciled; and

a documentation delivery engine operable to populate data fields within said documents templates and deliver said populated documents.

25 2. The system for preparing documents of claim 1, wherein said first user is a mortgage originator, and said at least one additional user comprises an investor.

30 3. The system of Claim 2, wherein said first user enters data into said first database via a loan origination software package.

4. The system of Claim 2, wherein procedures for processing said data provided by said first user or said at least one additional user comprise business rules.

5 5. The system of Claim 1, wherein said comparison engine writes said reconciled data to said first database or said at least one additional database.

10 6. The system of Claim 1, wherein the documents comprise loan-closing documents.

7. The system of Claim 4, wherein said business rules comprise business logic associated with said first user and said at least one additional user.

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8. The system of Claim 7, wherein said business rules further comprise requirements imposed by governmental entities, their agencies, or their vendors.

20 9. A system for preparing loan documents, comprising:

a first database, wherein said first database stores data and procedures for processing said data provided by a mortgage originator;

25 at least one additional database, wherein said at least one additional database stores data and procedures for processing said data provided by an investor;

30 a comparison engine, wherein said comparison engine compares data provided by said mortgage originator to data provided by said investor and identifies discrepancies between said data provided by said mortgage originator and said investor;

a user interface wherein said mortgage originator or said investor reconciles said discrepancies;

a forms library containing loan document templates;

a documentation preparation engine operable to receive additional information required to prepare the documents, wherein a compliance engine determines if said reconciled data and said additional information are consistent with said procedures for processing said data provided by said mortgage originator and said investor, and wherein noncompliant reconciled data or additional information is reconciled; and

a documentation delivery engine operable to populate data fields within said loan document templates and transmit information consistent with procedures provided by said mortgage originator and said investor, and deliver said populated documents.

10. The system of Claim 9, wherein said mortgage originator enters data into said first database via a software package.

11. The system of Claim 9, wherein said procedures for processing said data provided by said mortgage originator and said investor comprise business rules and or compliance requirements.

12. The system of Claim 9, wherein said comparison engine writes said reconciled data to said a first database or said at least one additional database.

13. The system of Claim 9, wherein said at least one additional database comprises at least one database selected from entities involved in the loan transaction and their vendors.

14. The system of Claim 11, wherein said business rules comprise business logic associated with said first user and said at least one additional user.

15. The system of Claim 14, wherein said business rules further comprise requirements imposed by governmental entities, their agencies, or their vendors.

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5 16. The system of Claim 11, wherein said compliance requirements are issued by at least one entity selected from the group consisting of federal government agencies, state governments, local governments, banking regulators, FHA, VA, and FNMA/FHLMC.

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17. A method of preparing loan documents, comprising the steps of:

storing data and procedures for processing said data provided by a mortgage originator in a first database;

5 storing data and procedures for processing said data provided by an investor in at least one additional database;

comparing data provided by said mortgage originator to data provided by said investor;

10 identifying discrepancies between said data provided by said mortgage originator and said investor;

reconciling said discrepancies;

supplying additional information to prepare the documents to a documentation preparation engine;

15 auditing said reconciled discrepancies and said additional information with a compliance engine that determines if said reconciled data and said additional information are consistent with said procedures for processing said data provided by said mortgage originator and said investor, and wherein noncompliant reconciled data or additional information is reconciled;

20 populating data and additional information consistent with procedures for processing said data provided by said mortgage originator and said investor into documents contained within a forms library; and

delivering said populated documents for execution.

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18. The method of Claim 17, wherein said mortgage originator enters data into said first database via a software package.

30 19. The method of Claim 17, wherein said procedures for processing said data provided by said mortgage broker and said investor comprise business rules and or compliance requirements.

20. The method of Claim 17, wherein said comparison engine writes said reconciled data to said first database or said at least one additional database.

5 21. The method of Claim 20, wherein said at least one additional database comprises at least one database selected from the group consisting of property tax databases, independent property valuations databases, income/employment verification databases, income tax databases, and credit databases

10 22. The method of Claim 19, wherein said business rules comprise investor business rules, regulatory compliance requirements, or insurability requirements.

15 23. The system of Claim 19, wherein said compliance requirements are issued by at least one entity selected from the group consisting of federal government agencies, state governments, local governments, banking regulators, FHA, VA, and FNMA/FHLMC.

20 24. The method of Claim 17 further comprising the step of: manipulating individual data fields within said populated documents.

25 25. The method of Claim 17 further comprising the step of: allowing said broker to select additional documents from said forms library, wherein said additional documents are populated automatically.

30 26. The method of Claim 24, further comprising re- auditing the documents with said compliance engine and reconciling discrepancies created by manipulating individual data fields within said populated documents.

27. The method of Claim 24, further comprising re- auditing the documents with said compliance engine and reconciling discrepancies created by adding additional documents.